



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
APRIL 4, 2019
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:34 p.m. Commissioner Patrick Hernandez-Cigarruista present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Rick Cabrera
Commissioner Chris Cummings
Commissioner Sam Trimble
Commissioner Patrick Hernandez-Cigarruista
Commissioner Deborah Torres

COMMISSIONERS ABSENT:

Commissioner Christina Muñoz-Estrada
Commissioner Juan Uribe
Commissioner Sandra Hernandez
Commissioner Margaret Livingston

AGENDA

Commissioner Rick Cabrera read the rules into the record. Raul Garcia, Program Manager for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner Cummings, seconded by Commissioner Torres, and unanimously carried to **ACCEPT** the agenda as amended.

AYES: Commissioners Cabrera, Cummings, Trimble, Hernandez-Cigarruista, and Torres

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioners Muñoz-Estrada, Uribe, Commissioner Hernandez, and Commissioner Livingston

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.
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II. CONSENT AGENDA

Resubdivision Combination

1. **SUSC18-00012:** Metro 31 - Being a Replat of Lot 4, Block 6, Northgate, and a Portion of Lot 1A and all of Lot 7, Block 6, Northgate Mall Replat C, City of El Paso, El Paso County, Texas
- Location: North of Hondo Pass and East of Dyer
Existing Zoning: SCZ (SmartCode)
Property Owner: City of El Paso
Representative: SLI Engineering, Inc.
District: 4
Staff Contact: Karina Brasgalla, (915) 212-1604, brasgallakx@elpasotexas.gov

Prior to the meeting, staff distributed a revised staff report for this item.

Karina Brasgalla, Senior Planner, made a presentation to the commissioners.

ACTION: Motion made by Commissioner Cummings to **APPROVE RESUBDIVISION COMBINATION**, seconded by Commissioner Cabrera. Motion carried unanimously.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Major Preliminary:

2. **SUSU19-00016:** Tierra Del Este Unit 89 – Being a Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
- Location: North of Montwood and East of John Hayes
Existing Zoning: R-5 (Residential)
Property Owner: Ranchos Real XV, LLC
Representative: Conde, Inc.
District: 5
Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

Brenda Cantu, Planner, made a presentation to the commissioners.

Conrad Conde, Conde, Inc., concur with staff comments.

ACTION: Motion made by Commissioner Torres to **APPROVE MAJOR PRELIMINARY**, seconded by Commissioner Cummings. Motion carried unanimously.

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3. **SUSU19-00002:** Bradford in the 60's – Being a Portion of Section 7, Block 78, Township 2, T & P RR Survey, Texas and Pacific Railway Company Surveys, El Paso County, Texas

Location: North of Edgemere and East of Tim Floyd

Existing Zoning: ETJ (Extraterritorial Jurisdiction)

Property Owner: Bradford in the 60's, LLC

Representative: Bashar Abugalyon

District: ETJ (Extraterritorial Jurisdiction)

Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

Bashar Abugalyon, concurs with staff comments.

PUBLIC HEARING Annexation Agreement and Service Plan:

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|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <p>4. SUAX19-00001:
Block</p> | <p>Desert Sands Phase 3 Annexation Being a Portion of Survey 28,</p> |
| | <p>79, Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas</p> |
| <p>Location:</p> | <p>North of Montana and West of Rich Beem</p> |
| <p>Existing Zoning:</p> | <p>n/a</p> |
| <p>Property Owner:</p> | <p>EPT Desert Sands</p> |
| <p>Representative:</p> | <p>SLI Engineering, Inc.</p> |
| <p>District:</p> | <p>ETJ (Extraterritorial Jurisdiction), adjacent to District 5</p> |
| <p>Staff Contact:</p> | <p>Karina Brascalla, (915) 212-1604, brasgallakx@elpasotexas.gov</p> |

Georges Halloul, agreed with staff comments.

No public comment.

ACTION: Motion made by Commissioner Cummings to **APPROVE ANNEXATION AGREEMENT AND SERVICE PLAN**, seconded by Commissioner Cabrera. Motion carried unanimously.

PUBLIC HEARING Detailed Site Development Plan Application:

5. **PZDS19-00007:** Being a Portion of Lot 17 and all of Lots 18, 19, and 20, Block 2,
Alexander Addition, an addition to the City of El Paso, El Paso County,

Texas
Location: 401 Rio Grande
Request: Detailed Site Development Plan Approval/waiver of setback
 requirements in the S-D (Special Development) Zoning District

Zoning: S-D/SP
Existing Use: Vacant
Proposed Use: Multi-family Housing
Property Owner: Veronica y Francisco Macias, LLC
Representative: Jesus L. Jaime
District: 8
Staff Contact: Santiago Vallejo, vallejos@elpasotexas.gov, 915-212-1561

Santiago Vallejo, Planner, made a presentation to the commissioners.

Jesus Jaime, agrees with staff comments.

No public comments.

ACTION: Motion made by Commissioner Cabrera to **APPROVE DETAILED SITE DEVELOPMENT PLAN APPLICATION**, seconded by Commissioner Trimble. Motion carried unanimously.

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PUBLIC HEARING Zoning Condition Release Application:

6. **PZCR19-00001:** A portion of Lot 1, Block 2, Rubin Heights Subdivision, an
addition to the City of El Paso, El Paso County, Texas

Location: 550 Rubin
Existing Zoning: C-1/sc
Property Owner: Young Women's Christian Association El Paso Del Norte Region
Representative: Sylvia Y. Acosta
District: 8
Staff Contact: Santiago Vallejo, 915-212-1561, vallejos@elpasotexas.gov
Representative: Sylvia Y. Acosta, s.acosta@ywcaelpaso.org

Santiago Vallejo, Planner, made a presentation to the commissioners.

Rocio Castruita, agrees with staff comments.

No public comments.

ACTION: Motion made by Commissioner Cummings to **APPROVE ANNEXATION AGREEMENT AND SERVICE PLAN**, seconded by Commissioner Cabrera. Motion carried unanimously.

Other Business:

7. Presentation on Master Plan for the proposed 60-mile county-wide Paso del Norte Trail.
Staff Contact: Raul Garcia, (915) 212-1643, GarciaR1@elpasotexas.gov

Tracy Yellen, CEO of Paso del Norte Community Foundation which includes the Paso del Norte Health Foundation, made a presentation to the commission.

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8. "Orientation/Training Presentation for City Plan Commission Members"
Staff Contact: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov
Postponed for two weeks.

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9. Discussion and action on the City Plan Commission minutes for:
a. March 7, 2019
b. March 21, 2019

ACTION: Motion made by Commissioner Torres to **ACCEPT MINUTES FOR MARCH 7, 2019 AND MARCH 21, 2019**, seconded by Commissioner Cabrera. Motion carried unanimously.

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ADJOURNMENT:

Motion made by Commissioner Trimble, seconded by Commissioner Cabrera, and unanimously carried to adjourn this meeting at 2:30 p.m.

Approved as to form:



Philip F. Etiwe, City Plan Commission Executive Secretary